

Christos Tsiamis  
04/03/2002 09:21 AM

To: Lou DiGuardia/R2/USEPA/US@EPA  
cc:  
Subject: Tutor Time etc. prior use info attached

Lou,

I am attaching a summary of CH2MHill's review of documentation at the Village of Mineola Building Department regarding the properties surrounding Jackson Steel. Notice that there might be underground gasoline and oil tanks at 80 Herricks Road but their location is not specified.

Christos



Property Info.doc

361304



**Jackson Steel Superfund Site  
435 1<sup>st</sup> Street  
Inc. Village of Mineola, NY 11501  
(Town of Hempstead, Nassau County, Long Island)**

**Observations from Building Plans**

**Shooters Billiard Club 90 Herricks Road**

**AJ: P1) June 1960 – Lot Diagram - (8.5"x11")**

- Proposed construction of building
- Proposed "new dry well" in parking lot
- Shows existing building to be "demolished or moved"

**AJ: P2) June 1960 – Proposed Architectural Plans, Drg. 1 - Print**

- Proposed construction of building
- 5" Poured concrete floor slab
- Recessed loading dock into two bay doors – North corner of front elevation
- Shows existing bay door (O.H.D.) in North wall of 80 Herricks Rd. connecting to the Tutor Time building

**AJ: P3) June 1960 – Proposed Architectural Plans, Drg. 2 - Print**

- Proposed construction of building
- Shows two existing bay doors in North wall of 80 Herricks Rd. connecting to the Tutor Time building
- Potentially shows open drain to soil in footer of recessed loading dock (Inconclusive) ???
- Plans call for building plumbing to be laid under concrete slab for "future lavatories"

**AJ: P4) June 1960 – Proposed Architectural Plans, Drg. 3 - Print**

- Proposed construction of building
- 5" concrete floor over "unexcavated" soil

**AJ: P5) February 1992 – Shooters Billiards Club Proposed Renovations, Sheet A-1 – Print**

- Shows one bay door – North corner of front elevation
- Loading dock has been eliminated (not shown in this plan)
- No indication of dry well in parking area – inconclusive from this plan

**Sanders, Sanders, Block & Woycik / Ian McGregor's Restaurant**  
**100 Herricks Road**

Note: References to "law firm" and "restaurant" are for the purpose of orienting the reader to the portion of the building being referenced, it does not necessarily reflect the intent or use of the property at the time of the blueprint being interpreted.

**AJ:P6) No Date – Additions & Alterations to Building – Dwg. S1 – Print**

- Indicates building owned by E&R Properties
- Shows "restaurant" portion of current building as the existing building at the time
- Indicates that the "law firm" portion of the building will have 4" concrete slab on grade, unexcavated
- Vaults shown in Northeast corner, see section E – E. Purpose for vaults is unknown.

**AJ:P7) February 1978 – Additions and Alterations to Building – Dwg. A1 – Print**

- Indicates building owned by E&R Properties
- Indicates Sanitary Sewer is "Not Available and Accessible"
- Shows two existing structures to be demolished: NW corner of lot (what is currently the law firm parking lot) and South end of lot (what is currently the restaurant parking)
- Indicates that "law firm" portion of the building is a one story steel frame open structure (e.g. large shed)
- New construction "law firm" portion of building will be for mercantile & business uses
- Shows "restaurant" as an existing structure that will be used as a restaurant
- Proposes installation of 4 new dry wells on property, each 8 ft. deep x 8 ft. diameter: NW, N, S, W
- North & West dry wells with 5" cast iron pipes entering from building – inconclusive roof drainage or building drainage ?

**Jackson Steel Superfund Site**  
**435 1<sup>st</sup> Street**  
**Inc. Village of Mineola, NY 11501**  
**(Town of Hempstead, Nassau County, Long Island)**

**Observations from Mineola Building Department Public Records**

Note: References to "law firm" and "restaurant" are for the purpose of orienting the reader to the portion of the building being referenced, it does not necessarily reflect the intent or use of the property at the time of the file being interpreted.

**Sanders, Sanders, Block & Woycik / Ian McGregor's Restaurant**  
**100 Herricks Road**

Owners & Uses of buildings at referenced date based on Fire Inspections, Permits, Certificates of Occupancy (COs), etc.

**"Lawfirm"**

C.O. – 2/46 – Long Island Steel Products - for wholesale and retail steel shop - Indicates water meter from Garden City Park

Bureau Bldgs. Application – 11/47 – Long Island Steel Products – new building to attach to existing bldg.

C.O. 9/49 – Long Island Steel Products Co. (LISP) – for Business occupancy - Indicates water meter from Garden City Park

Fire Insp. 6/59 – Long Island Steel Products Co. Inc.

Fire Insp. 8/60 – LISP – also owns adjacent "Restaurant" building,

Indicates an outdoor incinerator was used

Fire Insp. 8/66 – LISP

Plumbing Alteration Permit – No Date – S & D Steel Detailers (*After LISP ?*) - work to Isolate sewer & water

Clerk Building Dept. Letter detailing history of permits – 9/83

- 12/44 – Original Construction by Louis Ramagli to construct a business bldg.
- 7/45 – Mineola Stone & Cement Co. – construct wholesale & retail steel shop
- 12/47 – LISP for an extension
- 1/49 - Long Island Steel Products for an addition
- 5/57 – LISP – addition to existing building

- 3/78 – E&R Contractors for restoration of offices, retail stores, to the premises of S&D Steel

### **"Restaurant"**

Fire Insp. 8/60 – Long Island Steel Products Co. Inc. – Used as workshop, with cellar.

Fire Insp. 5/65 – Carvel Dairy (G.A.P. Corp)

Letter from Building Dept. – 8/79 – Addressed to S&D Steel Detailers regarding a "tenant" which operates an abortion clinic. *[Presumed within "Restaurant" portion of building]*

Violation Notice from Bldg. Inspector – 9/79 – Abortion clinic *[Probably within "Restaurant" portion of building]*

Bldg. Insp. Memo – 12/81 – East Gate Medical Surgical Group (Abortion Clinic) *[Presumed within "Restaurant" portion of building]*

### **Shooters Billiard Club 90 Herricks Road**

Fire Insp. – 6/59 – Airborne Instrument Laboratory – storage of supplies (radioactive isotopes) – 1960 – moved out of building, part of building used by Walters Dist. Co.

Fire Insp. – 6/59 – Long Island Farmer Fertilizer Corp. – uses fertilizers & garden implements – Showroom in front, warehouse on south side, small building for storage and shop on side.

Plans Approval – 6/60 – Long Island Farmers Fertilizer Corp – One story warehouse building as an addition with access to adjoining building (the Tutor Time building) through bay door, no below ground structure

Permit Application – 7/60 ~ 8/60 – Long Island Farmers Fertilizer Corp – Installing a one story warehouse building addition using 1 existing wall. One existing building to be moved or demolished.

Fire Insp. – 8/17/60 – Walters Distributing Co., Inc. for Wholesale parts – occupies 40'x40' part of back of building

Fire Insp. – 8/17/60 – L.I. Farmer Fertilizer Corp. – Indicates one gasoline pump, small building on north side used for storage and shop.

Inspection Card – 8/60 – L.I. Farmers Fertilizer Corp. – indicates C.O. issued 10/60

C.O. – 10/60 – Long Island Farmers Fertilizer Corp.

Fire Insp. – 7/68 – Abraham & Straus – Warehouse with Oil heating fuel

Fire Insp. – 7/68 – Long Island Farmers Fertilizer Corp

Permit for Sign – 1/71 – Indicates that Long Island Farmers Fertilizer Co. is owner of premises, but requests permit to mount a sign above the bay doors reading: "Jackson Steel Products, Inc. – 90 Herricks Rd. – Receiving and Shipping". Arrow pointing toward J.S. property. Inconclusive as to whether J.S. is located next door with driveway access through

90 Herricks Rd., or if Receiving dept. is within the bay doors at 90 Herricks Rd.

Title Card - 12/81 - L.I. Farmers Fertilizer Corp. & 1/83 - Arthur Smyles

Clerk Building Dept. Letter - 9/82 - Explanation that the building was constructed prior to 1940, before C.O.'s were issued.

Inspection Card - 5/83 - Arthur Smyles - install (?) fence on West & North sides

Inspection Card - 10/86 - Arthur Smyles - remove garage, doors, install 2 new doors

Fire Insurance Cert. - 1/87 - E.Z. Rentals

Letters & Tier Two Form - 1/89 through 12/89 - MELCO (MLX Refrigerator & Air Conditioning Grp.) - Address is 80-B Herricks Rd. - storage of R-12 & R-22 refrigerants

Application for Sign Permit [*Replacement Sign*] - 3/89 - Lists Jackson Steel as business occupying premises at 90 Herricks Rd. for manufacturing roll-formed steel shapes.